

ONEIDA COUNTY PLANNING & ZONING
JUNE 28, 2006
6:00 P.M. PUBLIC HEARING - GYMNASIUM
MINOCQUA COMMUNITY CENTER
MINOCQUA, WI 54548

Members present: Chairman Bob Metropulos
Scott Holewinski
Frank Greb
Larry Greschner
Ted Cushing

Department staff present: Karl Jennrich, Zoning Director
Steve Osterman, Planning Manager
Kurt Bloss, Land Use Specialist
Otona Felten, Secretary II

Other County Staff: Brian Desmond, Assistant Corporation Counsel

See Attached Guest List:

Call to order.

Chairman Metropulos called the meeting to order at 6:10 P.M., in accordance with the Wisconsin Open Meeting Law.

Discussion/decision to approve the agenda.

Motion by Larry Greschner seconded by Ted Cushing to approve the June 28, 2006 agenda. With all members present voting "aye", the motion carried.

Chairman Metropulos introduced the members of the Committee as well as staff to the audience. He informed the audience of the procedures that would be followed for the meeting. Mr. Metropulos noted that there has been an insurmountable amount of information that was received by the Committee and that another public hearing may be needed.

Conditional Use Permit Application of Wal-Mart Super Center Development consisting of constructing a 156,000 square foot Super Center Store to include an in store grocery, a general retail store, a tire and lube center, garden center, food court, bank, optical center, plus unspecified independent businesses. The existing Wal-Mart Store will be demolished upon completion of the new store. The new proposed store location is approximately 100' north of the current store. Said project location is described as part of the NW NE and SW NE, Section 10, T39N, R6E, in the Town of Minocqua, PIN# MI 2155 & MI 2155-1. The existing store address is 8705 Blumenstein Rd, Minocqua, WI.

Karl Jennrich, Zoning Director, read the Notice of Public Hearing into the record and offered proof of publication from the Rhinelander Daily News, published on June 13, 2006 and June 20, 2006 and the Lakeland Times the week of June 20, 2006. The Notice was posted on the Oneida County Courthouse Bulletin Board on June 9, 2006. Mr. Jennrich noted that the notice recipient list was part of the record and was available for review. The certified and first class mailing list was read into the record.

Mr. Jennrich reviewed the following correspondence for the record:

1. Minocqua Survey Results received June 28, 2006 from the Town of Minocqua.
2. Letter Dated June 29, 2006 from the Town of Woodruff.

3. Letter dated June 26, 2006 to Joe Handrick, Town Chairman of Minocqua, from the Wisconsin Department of Transportation.
4. Letter dated May 24, 2006 received from Larry Greschner by the Virgin Pines Condo Association.
5. Letter dated June 23, 2006 from the Town of Woodruff and the Town of Arbor Vitae addressed to Jim Rein, Wilderness Surveying Inc.
6. Letter dated June 14, 2006 addressed to Joe Feldman from Richard Stengl with exhibits attached.
7. Letter dated March 29, 2006 from Ayres Associates to Jack Keiffer (part of June 14, 2006 letter from Richard Stengl).
8. Letter received June 26, 2006 from Garvey McNeil & McGillivray, S.C. to the Oneida County Planning & Zoning Committee.
9. Letter dated June 19, 2006 from Garvey McNeil & McGillivray, S.C. to Lawrence Heath, Corporation Counsel.
10. Letter dated June 20, 2006 from Hogan & Melms addressed to Daniel Grasser.
11. Letter dated June 16, 2006 from Paul Weigandt, WDOT, to Karl Jennrich, Zoning Director regarding the TIA.
12. Faxed letter from Hogan & Melms addressed to Chairman Joe Handrick.
13. Letter dated May 15, 2006 from Garvey McNeil & McGillivray, S.C. to Kurt Bloss, Land Use Specialist.
14. Faxed copy of a letter dated June 7, 2006 addressed to Joe Handrick from Garvey McNeil & McGillivray, S.C.
15. Letter dated May 16, 2006 from Garvey McNeil & McGillivray, S.C. to Kurt Bloss, Land Use Specialist.
16. Letter dated May 25, 2006 from Garvey McNeil & McGillivray, S.C. to Karl Jennrich, Zoning Director.
17. Letter dated June 15, 2006 from Garvey McNeil & McGillivray, S.C. to Oneida County Planning & Zoning for open records request.
18. Letter dated June 16, 2006 from Garvey McNeil & McGillivray, S.C. to Minocqua Town Board.
19. Letter dated June 27, 2006 to Chairman Bob Metropulos from David J Condon, S.C.
20. Letter dated June 22, 2006 from the Town of Minocqua regarding the Conditional Use Permit application with suggested conditions.

Mr. Jennrich noted that due to the amount of correspondence that has been received this week and last week the Department and the Committee has not had proper time to review the information contained in the correspondence.

Mr. Jennrich stated that important information such as a phasing plan, and a contract between Wal*Mart and the owners of the property were just received. The Traffic Impact Analysis (TIA) from the Wisconsin Department of Transportation was just received June 26, 2006 along with a letter from the Town of Minocqua with numerous concerns were also received. A letter from the Town of Woodruff expressing traffic issues, also last minutes correspondence from Northwoods First. Mr. Jennrich noted that staff would be recommending to have an additional public hearing at a future date to be determined by the Committee.

Chairman Metropulos requested at this time that Minocqua Chairman, Joe Handrick speak on behalf of the Town of Minocqua.

Joe Handrick spoke on behalf of the Town of Minocqua. He stated that there are three concerns before the Board: Is it legal? Does it fit zoning in the area it is being proposed? Is this particular type of business appropriate in the neighborhood in which it is being proposed? Will it

make the people in our community happy? He shared the following information with the Committee:

1. Minocqua Land Use Plan in the late 1990's – being zoned Business. He also shared the Minocqua comprehensive plan from around 1989 – also showed that part of Town being zoned business with commercial development.
2. Mr. Handrick stated that even if properly zoned the question arose "Should it be there?". He pointed out that there is a Wal*Mart there now with a grocery store across the street.
3. Mr. Handrick noted that a survey was conducted regarding public opinion. The survey showed an overwhelming majority of residents in the Town of Minocqua were in favor of the super center. He reviewed the survey that was presented to the Committee (Exhibit #1).
4. Mr. Handrick reviewed the conditions for approval of the Conditional Use Permit application as presented to the Committee in a letter dated June 22, 2006 (Exhibit #2).

Mr. Handrick concludes by sharing his past history in the Town of Minocqua. He stated that he personally feels that Wal*Mart could potentially hurt the "little guys" in the area, but noted that he had to put his personal feelings of Wal*Mart aside when making a decision on behalf of the Town.

Chairman Metropulos now called Robert Scott, representative of Wal*Mart to the podium.

Robert Scott spoke on behalf of the Wal*Mart Corporation. He shared the history of the Company and reviewed the plans for the super center. He noted that the Corporation's purpose is to try to make economic shopping for the residents in the area. Mr. Scott reviewed the following reasons for expansion:

1. To make a convenient shopping experience.
2. Contribute to the health and growth in Minocqua.
3. Increase employment.

Mr. Scott noted the many incentives to working for the Wal*Mart Corporation. He also noted another benefit to having a super center in Minocqua would be that there would be an increase in the tax base for the Town of Minocqua. He informed the Committee of some of the charitable contributions that are made by the Wal*Mart Corporation.

Chairman Metropulos asked if anyone had any questions for Mr. Scott. Several property owners in the Virgin Pines Condominium posed the following questions:

- How many stores do you have in the United States? Mr. Scott did not have the exact numbers.
- If everyone from Minocqua goes to the Rhinelander store to shop and will not have to, what will happen to the store in Rhinelander? Mr. Scott didn't feel that the Rhinelander area would be adversely affected.
- Do you now own the land under which you will be building this super center? Mr. Scott indicated that as of right now there is an option to buy.
- Do any of your executives from your Wal*Mart stores live behind the berm? Mr. Scott noted that there were employees that live next to Wal*Mart stores and noted that the berms are well vegetated.
- The residents of the Virgin Pines Condominium request that Wal*Mart seek other options. Mr. Scott noted that all options have been explored.

Chairman Metropulos called Jim Rein Jr., Wilderness Surveying, Inc., to the podium. Mr. Rein approached the podium and shared his working history of the Wal*Mart project. He noted several roadblocks that were discovered over the past several years. He also discussed

access issues that have been brought up by the Wisconsin Department of Transportation (WDOT).

Mr. Rein reviewed the following items with the Committee:

- Conditional Use Permit submittal history.
- Reviewed site location, noted that the store would be tripling in size.
- Reviewed parking locations and requirements.
- Stated that the Lakeland Sanitary District would allow hook-up to the sanitary district.
- Reviewed storm water retention plan.

Chairman Metropulos asked if anyone had any questions for Mr. Rein.

Two individuals from the Virgin Pines Condominium voiced the following concerns:

- Entrance into the proposed Wal*Mart; people currently go straight across the intersection to get to Trig's. Mr. Rein explained that the entrance would be moved farther back to be located across from the Trigs Recycling area. He also pointed out that the access was changed for safety reasons.
- Will the berm and retaining walls be placed high enough? Mr. Rein explained the landscape plan for the berm and the retaining walls. It was noted by an individual of Virgin Pines Condominium that the Condominiums are located 160' from the proposed berm. It was stated that individuals are concerned about the lighting, the sound, the delivering, noise and the trucks. He again reviewed the landscape plan involving the berm. Berm is proposed to be 10 feet high with tree plantings. He felt that the individuals are requesting a higher berm for a better visionary barrier. He stated that to achieve a 10' high berm with trees on it a landscaped wall would have to be created to achieve the 15' high berm desired.
- Storm water issues were raised. Mr. Rein explained how the storm water retention would work in this project. He said this is designed for a hundred year event.

Scott Holewinski questioned the visibility of the wall. Mr. Rein reviewed the area of visibility on the landscape plan with the Committee as well as the access point and intersection layouts.

John Houlihan requested clarification regarding the intersections to Wal-Mart. He asked if this will be a two way stop or a four way stop. Mr. Rein stated that the design was originally for a four way stop; however he stated that he thought the Town's position was to continue Blumenstein as a through street and have a stop sign at the new proposed entrance. Mr. Houlihan question who has the ultimate jurisdiction on that decision, the WDOT or the Town? Joe Handrick indicated that the Town will have the decision of jurisdiction.

An individual from the Virgin Pines Condominium asked who would be responsible for the maintenance of the proposed berm in the event of a tree dying, etc. Chairman Metropulos indicated that this was addressed at the Town Board Meeting. Mr. Rein stated that the Town would like to see a condition on this that Wal*Mart will be held responsible for the maintenance of the berm.

Another individual expressed concerns regarding the building of the berm by burying stumps to achieve the height. Mr. Rein explained the process behind the building of the berm.

Ted Cushing explained that what was suggested for conditions were only what the Town has suggested. The Committee will also place conditions on this CUP as necessary and placing a time limit to replace dead trees on the berm, along with the maintenance of the berm may be one of the conditions placed on the CUP by the Committee.

Larry Greschner questioned whether Wal-Mart would be willing to raise the height of the berm beyond 10' in height. Mr. Rein stated that it would be up to Wal-Mart to decide if they would be willing to do that. Joe Feldmann, Buescher Frankenberg Associate, Inc., indicated their willingness to attempt a berm higher than 10' in height.

A gentleman from the Virgin Pines Condominium expressed concerns surrounding the width of the berm. Mr. Rein discussed the issues surrounding the slopes in relation to the berms. He felt that a happy medium may be reached and still maintain the slope. John Griffin, Griffin Consulting Company, LLC, discussed the ability to create berm. Joe Feldmann indicated that he would be working with the designer to achieve an appropriate berm. He noted that they are presently awaiting the conditions outlined by staff indicating what the requirements for the berm will be and they will work with the designers to achieve that.

Frank Greb questioned how far from the Condominium property is it to the berm. He was told approximately 150'. Mr. Greb questioned how far are the trees to the property line currently. He was told approximately 160'.

Scott Holewinski questioned the stumps in relation to the height of the berm. He was told that currently they would be able to accommodate the 10' berms and that an increase would be looked at closer. Mr. Rein reviewed the site line drawings in relation from condos to the Wal-Mart property showing the area proposed for the berm.

Chairman Metropulos called Mr. Peter McKeever to speak on behalf of Northwoods First.

Peter McKeever, Garvey McNeil & McGillivray, S.C., indicated that the berm issue is only one small detail to this project. He felt that this should be taken as a two-stage process. (1) Consider whether this is best for the area and if it meets the requirements of the ordinance, and (2) Come up with conditions that might be necessary to mitigate the impact of this proposal. He urged the Committee to focus on the big issues. Mr. McKeever felt that the permit was not complete and shared various concerns involving the CUP application. He shared his point of view involving the standards for CUP approval as indicated in the ordinance. He made the following suggestions to the Committee:

- Economic impact study should be done to the area. What will be the impact on Trigs and other businesses in that area?
- Suggests that Wal-Mart hire individuals to conduct specific studies such as; TIA, Storm water studies, berm & landscaping, as well as economic studies. He noted that other areas in Wisconsin has requested that and Wal-Mart did not have a problem with that.
- More time needs to be taken to review the information given (Planning & Zoning Committee, Wal-Mart, or Northwoods First).
- Questions the wetland in relation to the berm. How does this preserve the wetland? The County needs to do more research in this area before a decision is made.
- He urged the County to take a look at the law enforcement impact this will have on the Township.
- Remove some of the parking space and make it open space for storm water purposes.
- If the county is going to approve this, make this a model to protecting the environment.
- With the parking spaces now, all the run off from the cars go into the sanitary system on a site that is next to a wetland on the belt line. The site is very flat with almost no elevation this needs more work.
- He talked about the air pollution brought in by all the trucks coming and going with deliveries. He pointed out that Janesville store is same distance from a residential area and they have berm close to 20' in height.

- Push the whole site south a little bit.

Mr. McKeever urged the Committee to really take a hard look at all the facts before making a decision. He noted that the current CUP has not complied with conditions concerning their outside storage containers. He felt that this shows disrespect to the community. The County needs to review how this company can lower the impacts to the community. He strongly suggested that the studies taken should be billed to the Wal*Mart Corporation and not to the Town of Minocqua.

Mr. McKeever suggested that they be required to put in bike racks and sidewalks. He felt that this company treats municipalities like low cost suppliers. He concluded by saying that this is "Not in the best interest of the Community".

Chairman Metropulos asked if there were any questions for Mr. McKeever. No one came forward.

Chairman Metropulos called Russell Habeck, Wisconsin Department of Transportation (WDOT) to the podium.

Russell Habeck, Northern Region Highway Operations Manager, WDOT, noted that the Town of Minocqua would be working with the WDOT concerning access points. He stated that the Town will ultimately be the one to submit the permits. The Department reviewed the TIA and accepted as presented. He stated that all the information in the letter would not be possible to discuss point by point. He referred to a letter dated June 26, 2006 to the Town of Minocqua in reference to the TIA (Exhibit #3).

Steve Osterman, Planning Manager, questioned the traffic volume study that was conducted last year. He asked if the Department looked at the quantity or volume of traffic and accept that as well. Mr. Habeck stated that they go by "Peak Volume" of the year, tourist season and base it on a worse case scenario.

Larry Greschner stated that he would like to ask for clarification and then ask a question. He asked for clarification concerning Item #7 of the June 26, 2006 involving the recommendation for the construction of a vision corner at STH 47 and Johnson Creek Rd in the Town of Woodruff. He pointed out that the entire length of Johnson Creek Rd is in Arbor Vitae. He then asked why the Department is looking for a construction of a vision corner at Hwy 47 and Johnson Creek Rd but there is no mention of Hwy 47 and Arnett Rd? Mr. Habeck stated that this was due to the traffic analysis reviewed. He stated that the road is far enough away from the new development.

Chairman Metropulos asked if there were any further questions for Mr. Habeck by either the Committee or the public. No one came forward.

Chairman Metropulos requested that William Jaeger, Wisconsin Department of Natural Resources (WDNR) approach the podium.

William Jaeger, Water Resource Specialist, WDNR, approached the podium. Mr. Jaeger indicated that they are currently reviewing the storm water permits for water quality and no decisions have been made at this time. This will be looked at for flood preventions based on two-year storms. He stressed that this is NOT a flood prevention program; however, the storm water must meet the standards to date and the Department will be making sure that all other

standards are met as well. He informed the Committee that the Department has made no decision on this yet.

Chairman Metropulos asked if there were any questions for Mr. Jaeger.

Scott Holewinski mentioned that the system was designed to handle much more than what is currently required. Mr. Rein confirmed that the system was designed for a hundred year event. He questioned the wetland issue that was brought up by Mr. McKeever. Mr. Jaeger stated that there are two wetland situations and that he would need to look at this issue closer. He explained the design of the two-wetland situations that were presented.

Colette Welch, Lac du Flambeau, shared her concerns regarding the flow into the Tomahawk River. She indicated that there was interest made by the tribe regarding this issue. Mr. Jaeger stated that he was unaware of any concerns but that he made attempts, as a courtesy, to contact the tribe to inform them of this situation. He noted that the reason for the tribe's interest could be that the Tomahawk River flows through the reservation. Ms. Welch asked about the time frame to comment on these concerns. Mr. Jaeger indicated that there is no formal process for that and modifications could be made if a specific concern comes up with the storm water plan.

Harold Jackson, Lac du Flambeau Tribe, shared his concerns and stated that he was told that the Lac du Flambeau Tribe has not been notified regarding Wal*Mart at all. He stressed that he would like to keep the waters clean and does not want ANY run off on their land. He said that the Tribe is not prepared to gamble with 100-year events and want zero discharge in their waters.

Chairman Metropulos called Attorney John Hogan, Hogan & Melms, LLP, to the podium.

Attorney John Hogan, spoken on behalf of his client Mr. Richard Stengl, owner of Hong Kong Buffet & Cousins. Feels that the permit application is premature at this time for a number of reasons. Mr. Hogan addressed the Committee in regards to the General Standards for CUP approval. He stressed that this CUP will do the following if approved:

- Adversely affect the neighboring properties.
- Access directly to Mr. Stengl's property will be adversely affected. This access has been in effect for 10 years. There has been no significant adverse impact in the Town or the Community as a result of that access.
- The Ayres Study (Exhibit #4) indicates that that access is the predominate to the existing Wal*Mart store. We believe that 90% of the access off of that currently exists off of that access road goes to Wal*Mart and 10% goes to Mr. Stengl's property. Wal*Mart is abandoning direct access to the new Wal*Mart store from this entrance. Mr. Stengl would like to maintain this access. There will be a much more diminished traffic flow that will go there. The alternative access is NOT acceptable to Mr. Stengl. There is no way to prove that the change of access to this property will not have an adverse affect on the client's (Mr. Stengl) property. Mr. Hogan indicated that it was his belief that the Town of Minocqua has put a condition on this approval that his client's access remain the same. (Mr. Hogan reviewed access issues with the Committee on the landscape plan presented)
- Mr. Hogan pointed out that the 100-year storm water plan has occurred three times in the city of Rhinelander (he represents adjoining property owners where this has occurred). He shares concerns with this plan. Mr. Hogan felt that this should be addressed thoroughly before this is approved. He noted that Mr. Stengl has an interest in Wal*Mart's storm water retention area.

- Mr. Hogan feels that this Conditional Use Permit could be approved with appropriate conditions.

Mr. Rein spoke in regards to the access to the property in question (Hong Kong Buffet & Cousins). He indicated that he felt it was their intention along with the Town of Minocqua to allow Mr. Stengl's access to remain as is. Mr. Hogan pointed out the stipulations on the TIA regarding the right in/right out.

Larry Greschner asked Mr. Rein who has jurisdiction involving this access issue; the Town or the WDOT? Mr. Hogan answered stating that he spoke with the WDOT regarding this issue and he was told that the Town would probably not be allowed to maintain this access in this location. He stated that the WDOT would demand a right in/right out unless there was another design here, and "that is what we are seeking so that my client's businesses are not affected by their desire to go bigger." Mr. Rein explained the process of the TIA. He felt that even if the CUP does not get approved the WDOT would stand by the accepted TIA and make the individuals change their ingress/egress location. There was discussion held regarding whether this statement is valid (Russell Habeck, WDOT, was not present at this time to confirm this statement).

Attorney Hogan concluded by stressing to the Committee the necessity of keeping his clients access as it currently exists today.

Richard Stengl spoke on behalf of his property. He strongly feels that the Wal*Mart Corporation should not be able to take away his ingress/egress without compensation as this will hurt his customer base. He stated: "Either compensate properly or leave this as it is."

Larry Greschner asked Attorney Hogan to clarify specifically what conditions are being sought. Mr. Hogan stated that his client is requesting the following be placed as conditions on this CUP: Maintain Access, and easement for the storm water run off. Jim Rein responded to these requests. Mr. Stengl also stated that the storm water easement is a dedicated easement and the ingress/egress easement has also been recorded with the Register of Deeds. He noted that he isn't so concerned about the stormwater easement as he is with the access to his property, and felt that the stormwater concerns could be addressed at a later time.

Joe Handrick, Town of Minocqua, indicated that Mr. Stengl should maintain his ingress/egress and would like to see a condition placed on this CUP to that effect; however, the WDOT is ultimately responsible for the decision involving this access area. Discussion was held regarding whether a condition could be placed on the CUP regarding this access area as this easement was granted by the WDOT.

Richard Stengl doesn't feel that the CUP could be approved if the access issue is not resolved beforehand as it would diminish the use and enjoyment of his property according to Section 6 of the General Standards of Approval.

At this time, Chairman Metropulos called Attorney John Houlihan to the podium.

Attorney Houlihan spoke on behalf of his client Tryvge Solberg. Mr. Houlihan addressed the concerns that Mr. Solberg has with this project. He urges that the frontage road be maintained as well as Blumenstein Rd. He noted that access is also a major concern for this property as well. He noted that are safety concerns involving the parking lot line to get out onto Blumenstein Rd. Mr. Houlihan strongly felt that these types of issues should be addressed before a decision is made.

At this time, Chairman Metropulos opened up the meeting for public comment.

Mr. Merkel, resort owner since 1972, spoke in regards to donations being made by area businesses versus owners of corporations.

A Minocqua man (didn't hear name) felt that the Committee needs to look at the welfare of the Community regarding traffic congestion, storm sewers, etc.

Mr. Condon of Virgin Pines Condominium stated that his property is one of the properties that will be the most affected by this proposal. He spoke in regards to a letter submitted to the Committee June 27, 2006 (Exhibit #5). Mr. Condon spoke to the Committee regarding the language in the Oneida County Zoning & Shoreland Protection Ordinance and suggested that they look very closely and submit a findings of fact for each item under Section 6 of the General Standards as stated in the ordinance. Chairman Metropulos spoke on behalf of the Committee by saying that the Committee is very familiar with the language in the ordinance. Mr. Condon strongly disagreed with the Town of Minocqua addressing this issue as a popularity poll.

Ms. Olson also of Virgin Pines Condominium urged the Committee to visit this condominium to get a better perspective of where this property is located in relation to the proposal being submitted by Wal*Mart.

Ms. Welch of Lac du Flambeau commented on the current conditional use permit application in relation to the outside storage containers being stored on the property involving past complaints. She doesn't feel that this project is in the best interest of the community and said: "Wal*Mart has not been a good neighbor in the past and they will not be a good neighbor in the future."

Mr. Stelmack of Minocqua asked the Committee if a permit would be needed to have a greenhouse in the parking lot. Mr. Jennrich indicated that outdoor displays would require a zoning permit and possibly a conditional use permit. He noted that if it not a permanent structure a zoning permit would not be required if this is covered under a conditional use permit.

Minocqua gentleman (name not heard) commented on the fact that the Committee hadn't addressed the legal issue (land zoning compatibility).

Chairman Metropulos asked if there were any more public comments. No one came forward.

Chairman Metropulos asked a second time if there were any more public comments. No one came forward.

Public hearing was closed 9:25 p.m.

Karl Jennrich, Zoning Director, closed with the following statement regarding this public hearing: "Staff feels that it is important for all the parties involved to be able to review and comment on all the information provided to date and any information that may be requested by the Committee today. At this time, or at another Planning & Zoning meeting, staff recommends that the Committee request any additional information that they may want to be provided by the applicant or other interested parties and schedule this matter for another public hearing so that all interested parties have the opportunity to review and speak on any new information that is provided, or was provided between the notice of this public hearing and today's date."

Mr. Jennrich felt that certain issues needed to be addressed and the following information needed to be looked at further before a determination is made:

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- Attorney's Hogan & Houlihan's comments and concerns regarding access and storm water issues.
 - Comments provided by the Town of Woodruff along with public comments regarding the roads.
 - He noted that access issues involving the TIA submitted need to be addressed by both the Town of Minocqua along with the WDOT. The DNR should comment on the NOI before a decision is made.
 - Comments made by Attorney McKeever of Northwood's First, involving the hiring of outside consultants for impact studies. Mr. Jennrich noted that he did not feel this would be necessary unless solid information was received by the department to the contrary.
 - Past issues need to be resolved involving enforcement of outside containers. He stated that he would like to work with Wal*Mart to cover these issues along with the other issues that were brought forward.

Mr. Jennrich noted that every business that comes before the Committee is treated on a case-by-case basis when a conditional use permit application is applied for.

Larry Greschner agreed that there is too much information to go over to make a determination at this time.

Motion was made by Larry Greschner, second by Scott Holewinski to conduct a second public hearing at a date in which specific issues could be considered to be determined by the Oneida County Planning & Zoning Committee at it's July 5th meeting. Ted Cushing requested an addition to the motion to schedule an onsite and discuss on July 5, 2006. Roll Call of Members: Frank Greb "aye"; Scott Holewinski "aye"; Larry Greschner "aye"; Ted Cushing "aye" and Chairman Metropulos "aye": With all members present voting "aye", the motion carried.

Adjourn

9:40 PM There being no further matters to lawfully come before the Committee, a motion was made by Scott Holewinski, second by Ted Cushing to adjourn the meeting. With all members present voting "aye", the motion carried.

Chairman Bob Metropulos

Karl Jennrich
Zoning Director